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## Design Review Board Study Session

**TO:** DESIGN REVIEW BOARD

**FROM:** ROBERT (BOB) CARAVONA, SENIOR PLANNER, AICP  
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**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV *ajl*

**MEETING DATE:** NOVEMBER 13, 2014

**SUBJECT:** DR14-32 WARNER AND COOPER RETAIL DEVELOPMENT

<b>STRATEGIC INITIATIVE:</b> Economic Development
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### REQUEST

DR14-32, Warner and Cooper Retail Development: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.12 acres located at the northwest corner of South Cooper Road and West Warner Road and zoned Community Commercial (CC) with a Planned Area Development (PAD) overlay ("The Islands Planned Area Development").

### RECOMMENDED MOTION

Request for input only. No motion required.

## **APPLICANT/OWNER**

Company: Archicon AAI, LLC  
Name: Tim Rasnake  
Address: 5055 W. Washington St., #200  
Phoenix, AZ 85034  
Phone: 602-222-4266  
Email: timr@archicon.com

Company: Warner & Cooper Partners LLC  
Name: James Wolford  
Address: 412 Georgia Ave., #200  
Chattanooga, TN 37403  
Phone: 423-874-0811  
Email: Not available.

## **BACKGROUND/DISCUSSION**

### **History**

Date	Action
11/14/1996	DR96-46 Approved landscaping, grading, drainage and elevations, phase I, phase II, and phase III for a shopping center (Bayshore Plaza at the Islands Shopping Center) located at the Northwest Corner of Cooper and Warner Roads.
02/13/1997	DR96-78 Approved sign package for Bayshore Plaza at the Islands shopping center proposed at the Northwest Corner of Cooper and Warner Roads.
05/14/1998	DR98-21 Approved an amendment to Bayshore Plaza at the Islands (sign package) located at the Northwest Corner of Cooper and Warner Roads.
06/13/2002	DR02-28 Approved the site plan, landscaping plan, grading and drainage, building elevations and sign package for Applebee's proposed at the Northwest corner of Cooper and Warner Roads.

### **Overview**

The existing use of the site is a vacant restaurant (formerly Applebee's restaurant). The project proposal is to demolish the existing building, portions of the driveway and parking area and construct a new retail shell building containing approximately 6,730 square feet. The new retail shell building is proposed to be single story and will be designed to suit multiple tenants. Allowance will be made for a drive through food service tenant. The exterior design of the new retail building is intended to match and complement the existing adjoining retail buildings. Along the eastern and southern boundaries, the existing landscaping and retention areas, CMU screen walls and portions of the parking will remain.

### **Surrounding Land Use & Zoning Designations:**

	Existing Land Use Category	Existing Zoning
North	Shopping Center (SC)	Community Commercial (CC)
South	Shopping Center (SC)	Shopping Center (SC)
East	Community Commercial (CC)	Community Commercial (CC)
West	Shopping Center (SC)	Community Commercial (CC)
Site	Shopping Center (SC)	Community Commercial (CC)

### **Project Data Table**

<b>Standards</b>	<b>Code</b>	<b>Proposed</b>
Maximum Height (ft.) / (Stories)	35' / 2	25'-2"
Building Setback		
Front	20'	117'
Side (street)	20'	125' - 2"
Side (non-residential)	15'	50' - 1/2"
Rear (non-residential)	15'	33'
Minimum Required Perimeter Landscape Area (ft.)		
Front	20'	50'
Side (street)	20'	50'
Landscaping (% of net lot area)	15%	41.95%

## **DISCUSSION**

### **Elevation and Color**

The exterior of the new proposed retail building is intended to complement the existing adjoining retail center buildings (See attached Exhibit 5. Elevations and Adjacent Development-Architecture). The proposed elevations and photo of existing development displays similar proportions, parapets, split-face painted wainscoting and E.I.F.S scoring architectural embellishments. The articulated walls, metal awnings and divided, clear glazed windows lend to an updated, contemporary design. The proposed building's color pallet draws from the same color pallet as the existing retail center immediately adjacent to the west. The minor difference is the proposed building's parapet color will be "Relaxed Khaki" rather than the green found on the adjacent, existing retail center. For the back of the parapets that can be seen from the public view, it is recommended the applicant paint the backs of those parapets.

### **Site Plan**

In respect to the site plan, the project intends to limit the demolition and construction while maintaining the existing perimeter landscaping, CMU screenwall, perimeter parking and lighting. Staff visited the site and found the screen wall and landscaping to be good to excellent condition, although some plant material along the parking could use some maintenance trimming. Due to addition of the drive through and internal traffic movement, the northern parking island has been reshaped and the pedestrian connection to South Cooper Road has been improved by reconfiguring the sidewalk.

### **Lighting**

Existing lighting will remain in place. New lighting fixtures will be attached to the building and comply with standards.

### **Grading and Drainage**

Due to the limitation of demolition area to the existing building pad and adjacent parking, there will be no impact to grading and drainage.

### **Drive Through**

The drive through aisle is oriented away from the intersection and arterial lane. To mitigate noise from the speaker box/menu board, a screenwall with landscaping along with orienting the speaker internally towards the existing commercial development should buffer any noise associated with the drive-through facility. The closest residential development communities are 460' to the west and 600' to the north, which should not be affected by the speaker noise.

Please note the drive-through window is south facing with full solar exposure. It states in the "Commercial Design Guidelines", Section 2, Building Orientation, subsection f, "Provide weather and sun protection, such as overhangs, awning, canopies, etc. to mitigate climatic and solar conditions." Staff has consistently applied to projects design measures where all drive-through windows include an awning/canopy that covers the full width of the drive-through aisle. The drive-through aisle is 12'-0". The proposed canopy extends 2'-10 1/2" from the pick-up window which is approximately 9' feet less than the full width of the aisle. A second canopy, immediately adjacent and forward of the drive-through window extends 6'-1" from the wall. The applicant explained this would be a costly addition. It is recommended the drive through window's canopy be extended across the full width of the aisle (12').

### **REQUESTED INPUT**

Staff requests the Design Review Board's input. Initial staff review has noted that:

1. Drive-through canopy width.
2. Painting back of parapets that can be viewed from public.

Respectfully submitted,



Robert M. Caravona, AICP  
Senior Planner

### **Attachments and Enclosures:**

1. Vicinity Map
2. Site Plan and Demolition Site Plan
3. Landscape Plan
4. Elevations and Adjacent Development-Architecture
5. Floor Plans
6. Lighting
7. Colors and Materials



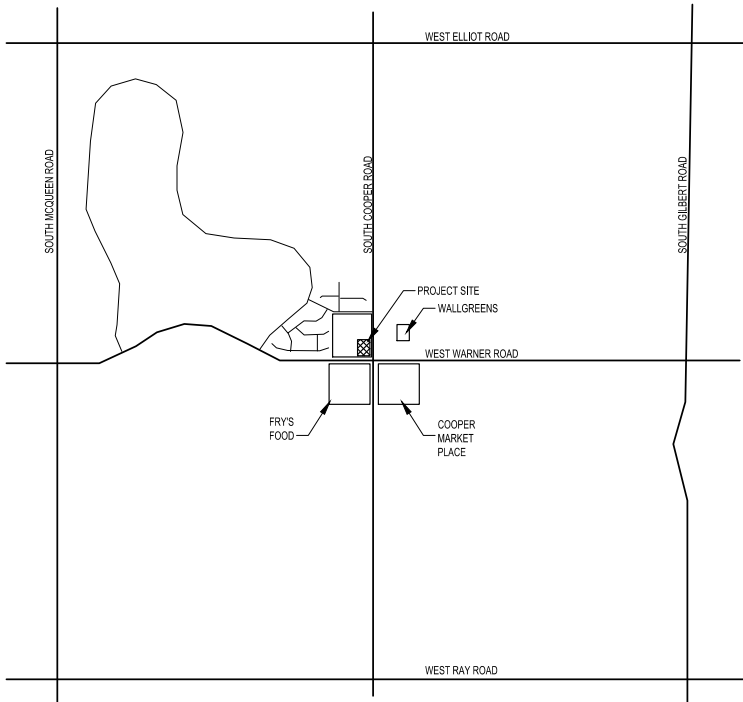
# Vicinity Map

DR14-32  
Attachment 1: Vicinity Map  
November 13, 2014

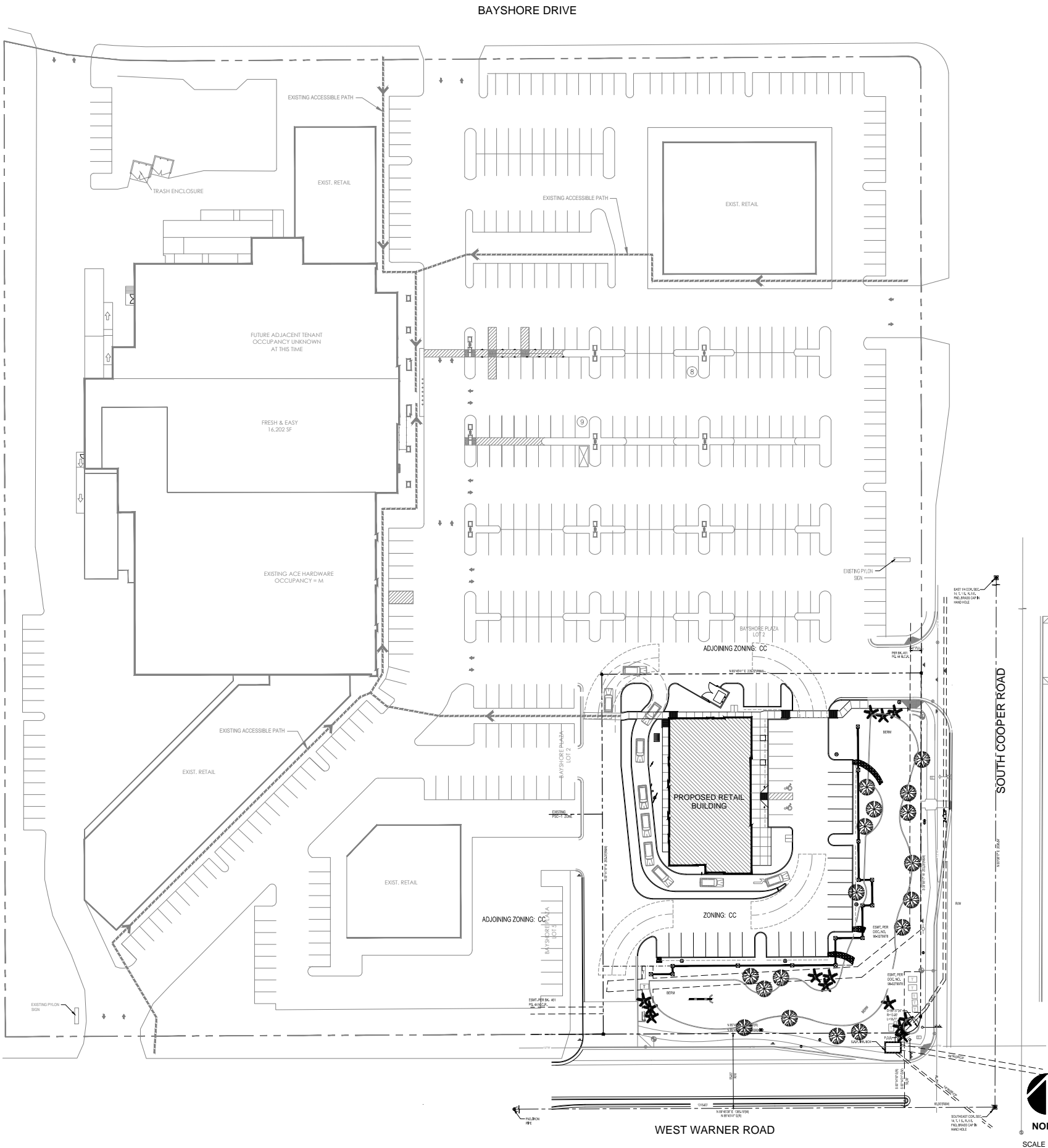


1. ALL UTILITY LINES LESS THAN 66 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 8' SOLID MASONRY WALL, INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:  
A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;  
B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL, THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;  
C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:  
A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;  
B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET, TO THE EXTENT PERMITTED BY LAW. SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
8. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
10. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:  
A. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;  
B. ROUTED UNDER GROUND.
11. ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
12. ALL FREESTANDING LIGHT POLES SHALL:  
A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.  
B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.  
C. BE LOCATED TO AVOID CONFLICT WITH TREES.
13. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
14. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
15. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
16. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
17. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
18. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
19. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.
- PROJECT NARRATIVE :
- THE PROJECT SCOPE IS THE DEMOLITION OF AN EXISTING 5,000 SQUARE FEET APPLEBEES RESTAURANT BUILDING. SITE DEMOLITION IS LIMITED TO REMOVING THE IMMEDIATE AREAS AROUND THE EXISTING BUILDING. PROPOSED NEW CONSTRUCTION IS A NEW 8,636 SQUARE FEET RETAIL BUILDING WITH SITE IMPROVEMENTS FOR THE IMMEDIATE AREAS AROUND THE NEW BUILDING TOGETHER WITH A VEHICULAR DRIVE THROUGH, EXISTING CAR PARKING AREAS AND LANDSCAPING AREAS TO REMAIN ARE AS INDICATE ON THE SITE PLAN.
- THE REDEVELOPMENT IS IN COMPLIANCE WITH THE COMMERCIAL DESIGN GUIDELINES.
- THE REDEVELOPMENT IS IN COMPLIANCE WITH THE STANDARD COMMERCIAL SITE PLAN NOTES.

7 SITE PLAN NOTES & PROJECT NARATIVE



19 VICINITY MAP



21 OVERALL SITE PLAN

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PROJECT MGR:	JEFF KOSKI
DRAWN BY:	LEO LI
CHECKED BY:	JERE PLANCK
ISSUE DATE:	10/20/2014

NO.	REVISION	DATE

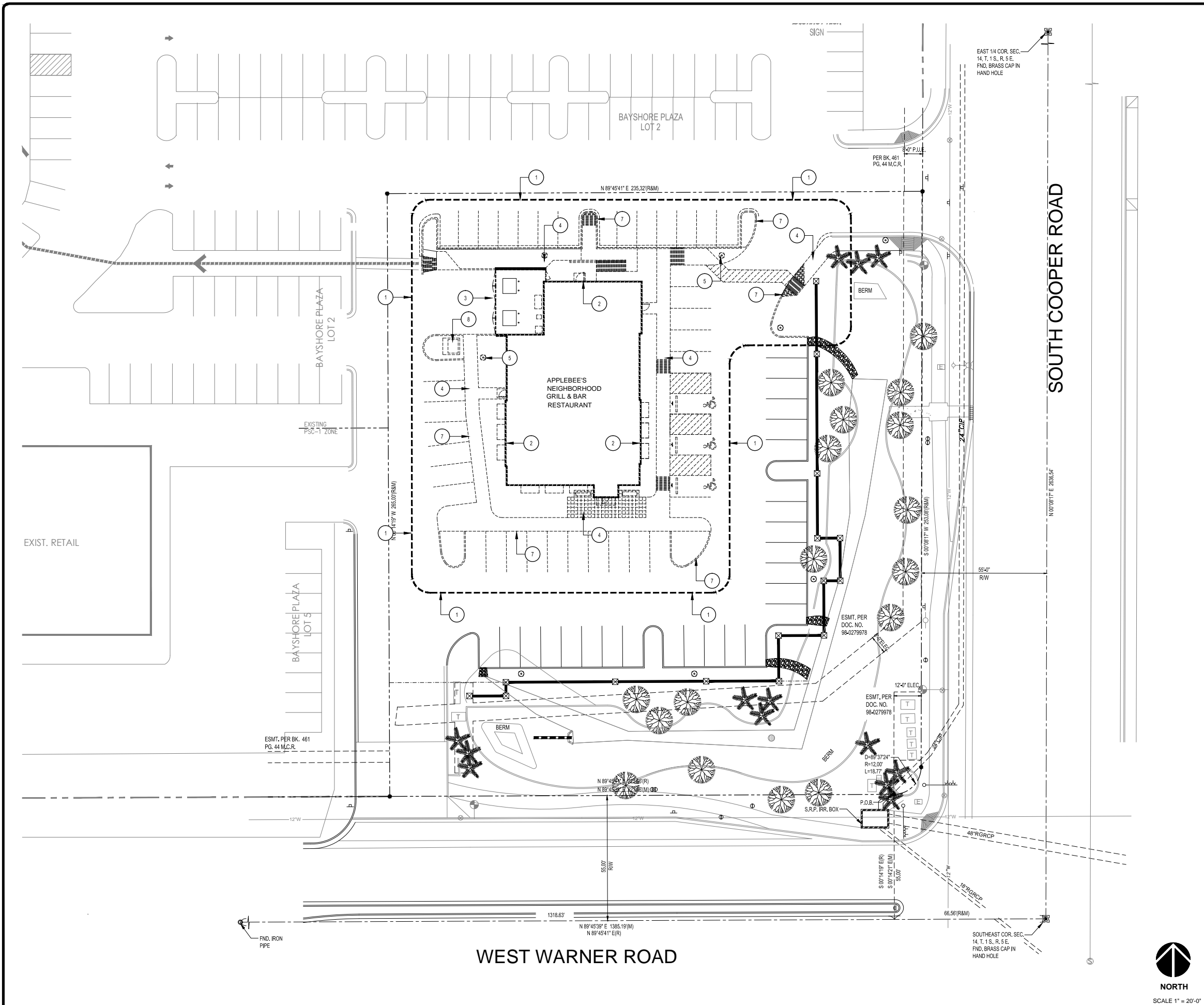
SHEET TITLE:  
OVERALL SITE PLAN

**236**  
JERE W. PLANCK  
ARCHITECT  
ARIZONA, U.S.A.

EXPIRES: 12/31/2015

PROJECT NO:  
1486410-01

DRAWING NO:  
**PA-01**



19 SITE PLAN - DEMOLITION

24 KEYNOTES

24 KEYNOTES

- 1. EXTENT OF SITE DEMOLITION WORKS.
- 2. EXISTING BUILDING, CONCRETE SLAB AND FOUNDATIONS TO BE REMOVED.
- 3. EXISTING SCREEN WALLS / GATES BE REMOVED.
- 4. EXISTING CONCRETE SIDEWALK / PAVING BE REMOVED.
- 5. EXISTING SITE LIGHTING AND WIRING TO BE REMOVED.
- 6. EXISTING GREASE INTERCEPTOR AND U/G DRAINS TO BE REMOVED.
- 7. EXISTING CONCRETE CURB TO BE REMOVED.
- 8. EXISTING ELECTRICAL TRANSFORMER AND CABINET TO BE REMOVED.

- 1. G.C. SHALL INSPECT ALL CONDITIONS PRIOR TO DEMO. SHORE AND BRACE AS NEEDED. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND EXISTING CONDITIONS PRIOR TO DEMOLITION.
- 2. ANY UNNOTED EXISTING CONDITION WHICH CONFLICTS WITH THE PROJECT REQUIREMENTS AND MAY REQUIRE MODIFICATION, RELOCATION OR REMOVAL TO COMPLETE THE PROJECT SHALL BE IDENTIFIED BY THE CONTRACTOR. COORDINATE WITH OWNER AS TO SALVAGE, DISPOSAL AND/OR STORAGE OF DEMOED MATERIALS. CAREFULLY REMOVE REUSABLE ITEMS SUCH AS LIGHT FIXTURES, GRILLES, DOORS, WALK IN COOLER PANELS AND EQUIPMENT. HARDWARE AND OTHER ITEMS WHICH ARE NOT INDICATED FOR REUSE, BUT MAY HAVE SALVAGE VALUE TO OWNER. DEMOED MATERIALS AND EQUIPMENT SHALL BE STOCKPILED IN AN AREA DESIGNATED BY OWNER. IN A MANNER THAT THE OWNER MAY DETERMINE WHICH ITEMS HAVE SALVAGE VALUE. THOSE MATERIALS WHICH ARE NOT SALVAGED BY OWNER SHALL BECOME THE POSSESSION OF CONTRACTOR AND SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
- 4. ITEMS, MATERIALS AND ADJACENT AREAS THAT ARE DESIGNATED TO REMAIN INTACT SHALL BE SEALED AND SECURED SO THAT THEY ARE NOT IMPACTED BY DEMOLITION. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS AND SECURITY DEVICES, AS REQUIRED TO PROTECT ADJACENT AREAS.
- 5. EXISTING U/G PLUMBING LINES SHALL BE REMOVED AS REQUIRED, ALL DRAINS SHALL BE SEALED AND CAPPED 6" BELOW SURFACE.

24 KEYNOTES

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PROJECT MGR: JEFF KOSM  
DRAWN BY: LEO V.  
CHECKED BY: JERE PLANK  
ISSUE DATE: 10/20/2014

NOL	REVISION	DATE

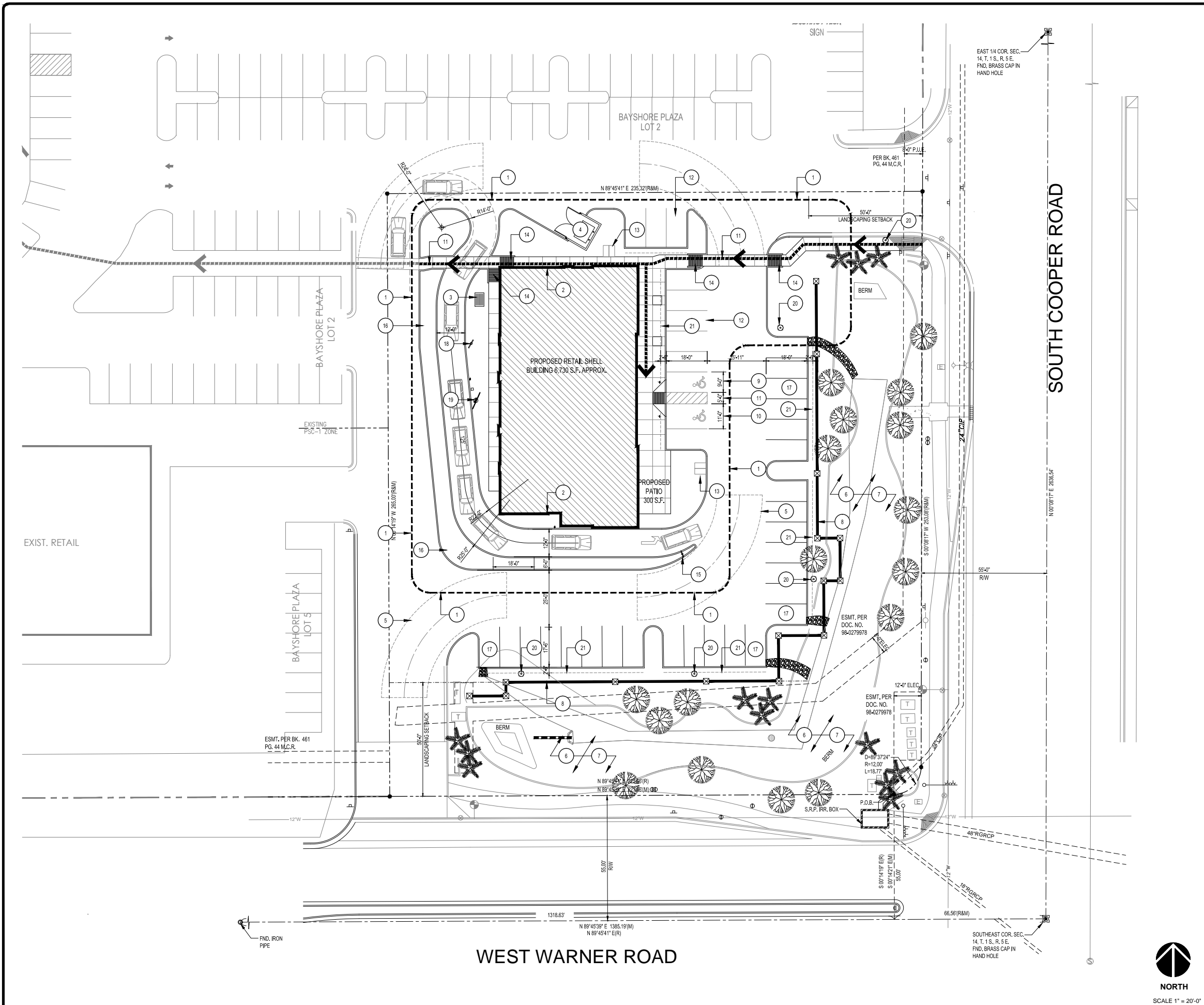
SHEET TITLE:  
DEMOLITION SITE PLAN

EXPIRES: 12/31/2015

PROJECT NO:  
1486410-01

DRAWING NO:  
**PA-02**





19 SITE PLAN

USE OF THE EXISTING SITE IS A VACANT RESTAURANT (FORMER APPLEBEES RESTAURANT). THE PROJECT PROPOSES TO DEMOLISH THE EXISTING RESTAURANT BUILDING INCLUDING A PORTION OF THE EXISTING DRIVEWAYS AND CAR PARKING AND CONSTRUCT A NEW RETAIL SHELL BUILDING OF APPROXIMATELY 6,630 S.F.

EXISTING CAR PARKING, RETENTION AREAS, LANDSCAPE AREAS AND CMU SCREEN WALLS ALONG THE EAST AND SOUTH SITE BOUNDARIES ARE TO REMAIN.

THE NEW RETAIL SHELL BUILDING IS PROPOSED TO BE SINGLE STORY AND WILL BE DESIGNED TO SUIT MULTIPLE TENANTS. ALLOWANCE WILL BE MADE FOR A DRIVE THROUGH FOOD SERVICE TENANT.

THE EXTERIOR DESIGN OF THE NEW RETAIL BUILDING IS INTENDED TO MATCH AND OR COMPLEMENT THE EXISTING ADJOINING RETAIL BUILDINGS.

THE PROPOSED PROJECT COMPLIES WITH THE CURRENT "COMMUNITY COMMERCIAL" ZONING REQUIREMENTS WHICH PERMITS SMALL- TO MEDIUM-SCALE RETAIL, OFFICE, SERVICE AND ENTERTAINMENT USES UNDER 50,000 SQUARE FEET PER USER OR STAND-ALONE BUILDING.

ADJOINING SITES AND DEVELOPMENT TO THE NORTH AND WEST OF THE PROJECT ARE SIMILAR "COMMUNITY COMMERCIAL" ZONING AND DEVELOPMENT. ADJOINING SITES TO THE EAST AND SOUTH AND ACROSS FROM WARNER AND COOPER ROADS ARE COMMERCIAL DEVELOPMENTS WITHIN "SHOPPING CENTER" ZONING DISTRICTS.

THE NEAREST RESIDENTIAL ZONE AND DEVELOPMENT IS LOCATED 450 FEET WEST FROM THE PROPOSED PROJECT AND IS SCREENED BY EXISTING RETAIL BUILDINGS FROM THIS RESIDENTIAL ZONE.

PROJECT PARCEL : # 302-35-357A

NET ACREAGE : 62,098 S.F. (1.4256 ACRES)

GROSS ACREAGE : 93,555 S.F. (2.1248 ACRES)

BUILDING SITE COVER : 6,630 / 620,98 = 10.68%

LANDSCAPING AREAS : 26,051 SQUARE FEET

LANDSCAPING SITE COVER : 26,051 / 620,98 = 41.95%

VEHICLE QUEUING LANE LENGTH : 200'-0"

BUILDING AREA	6,730 S.F.
PATIO AREA	300 S.F.

RESTAURANT LIMITED SERVICE 1,500 S.F. / 100	15.00
RESTAURANT PATIO 300 S.F. / 400	0.75
RETAIL / OFFICE 5,130 S.F. / 250	20.52
TOTAL CAR SPACES REQUIRED	36.27

CAR SPACES PROVIDED:	37
(INCLUDING 2 A.D.A. CAR SPACES)	
CAR QUEUING SPACES PROVIDED:	8
BICYCLE PARKING PROVIDED:	4

ADDITIONAL CROSS CAR PARKING SPACES PROVIDED IN ADJOINING DEVELOPMENT

24 PROJECT DETAILS

- 1 EXTENT OF NEW WORK.
- 2 OUTLINE OF NEW RETAIL BUILDING.
- 3 ELECTRICAL TRANSFORMER LOCATION.
- 4 SINGLE TRASH ENCLOSURE PER TOWN OF GILBERT DETAIL #80-4. CMU WALLS WITH METAL GATES - PAINT FINISH - COLOR: SHERWIN WILLIAMS 6149 "RELAXED KHAKI"
- 5 FIRE APARATUS - 35'-0" INSIDE AND 55'-0" OUTSIDE RADIUS.
- 6 EXISTING RETENTION AREAS TO REMAIN.
- 7 EXISTING LANDSCAPE AREAS TO REMAIN.
- 8 CMU SCREEN WALL TO REMAIN.
- 9 A.D.A. PARKING SPACE 9'-0" WIDE X 18'-0" DEEP WITH SIGNAGE.
- 10 A.D.A. VAN ACCESSIBLE PARKING SPACE 11'-0" WIDE X 18'-0" DEEP WITH SIGNAGE.
- 11 A.D.A. ACCESS.
- 12 TYPICAL PARKING SPACES 9'-0" WIDE X 18'-0" DEEP AND 30" CURB OVERHANG.
- 13 BICYCLE PARKING FOR TWO (2) BICYCLES (4 TOTAL).
- 14 A.D.A. CURB RAMP, SLOPE 1 : 12 MAXIMUM.
- 15 "NO RIGHT TURN" SIGN.
- 16 36" HIGH EVERGREEN LANDSCAPING SCREEN.
- 17 EXISTING CAR PARKING SPACES 9'-0" WIDE X 18'-0" DEEP TO REMAIN.
- 18 ELECTRONIC MENU BOARD.
- 19 ELECTRONIC ORDER BOARD.
- 20 EXISTING LIGHT POLE 16'-0" HIGH WITH 30" HIGH CONCRETE BASE TO REMAIN.
- 21 PARKING CURB OVERHANG 30" MAXIMUM.

**24 KEYNOTES**

PROJECT MGR: JEFF KOSKI  
DRAWN BY: LEO LI  
CHECKED BY: JERE PLANCK  
ISSUE DATE: 10/20/2014

NOL	REVISION	DATE

SHEET TITLE:  
SITE PLAN

EXPIRES: 12/31/2015

PROJECT NO:  
1486410-01

DRAWING NO:  
**PA-03**

  
**ARCHICON**  
Architecture & Interiors, L.C.

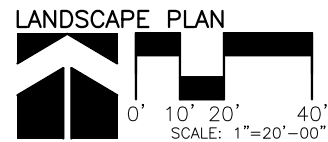
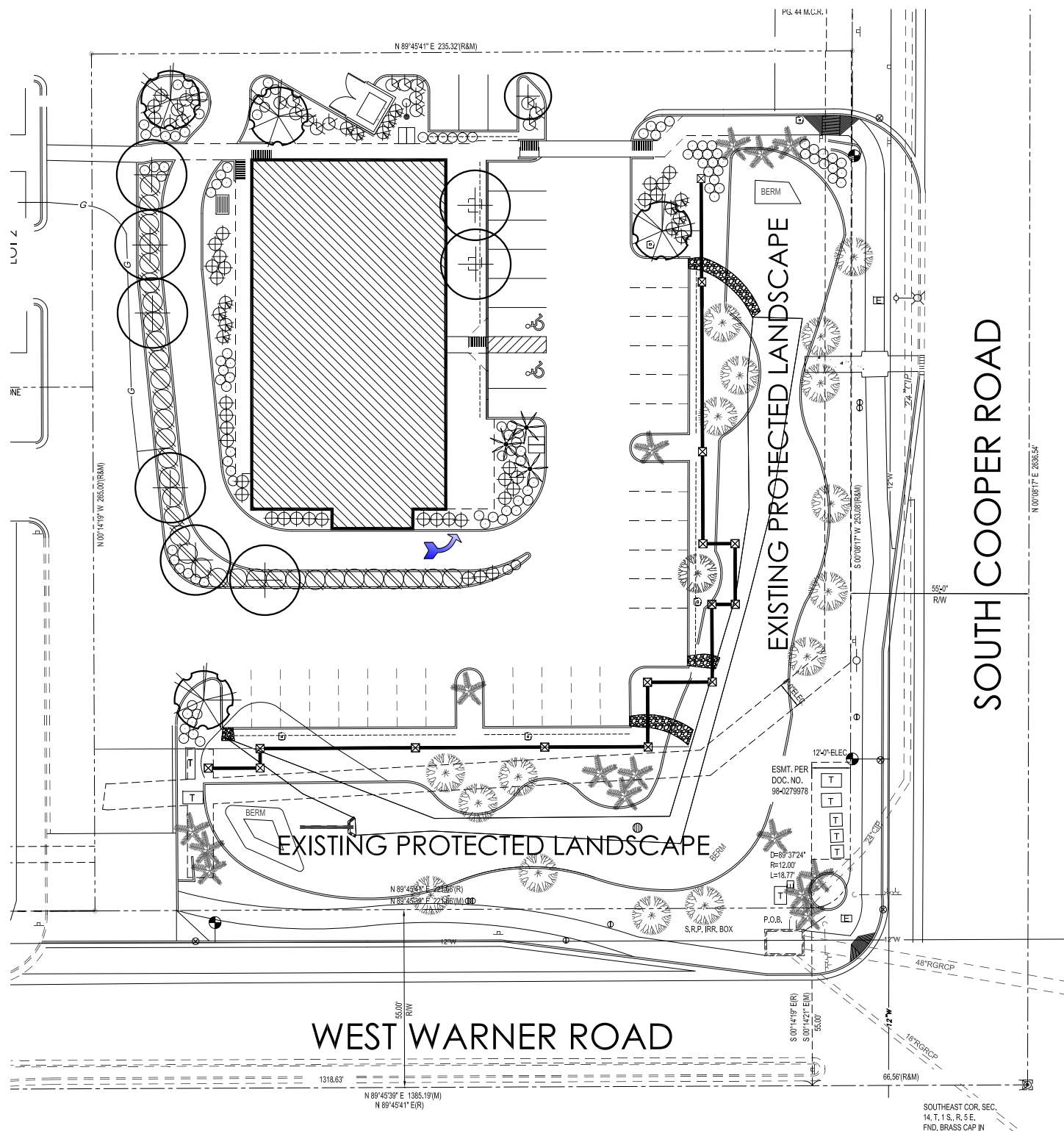
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**PA-03**



### LANDSCAPE LEGEND

- EXISTING TREE  
PROTECT FROM  
CONSTRUCTION
- ULMUS PARVIFOLIA  
CHINESE ELM  
24" BOX (MATCHING)
- QUERCUS VIRGINIANA  
LIVE OAK  
24" BOX
- WASHINGTONIA ROBUSTA  
MEXICAN FAN PALM  
12' TRUNK FOOT (STRAIGHT, SKINNED)
- RUPELLIA PENINSULARIS  
BAJA RUELLIA  
5 GALLON
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
- MATCH EXISTING  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

### TOWN OF GILBERT LANDSCAPE NOTES:

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD CONTAINING "AS-BUILTS" ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE TESTED BY A STATE CERTIFIED TESTER, AND THE RESULTS FORWARDED TO THE TOWN OF GILBERT'S BACKFLOW SPECIALIST. THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE INSTALLER.

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HERIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REURE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEWPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND REMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF HIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.) CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED. INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS. CAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

### LANDSCAPE CALCULATIONS:

4,922 SQ.FT "NEW" LANDSCAPE AREA

### ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

### MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (#869) OTHERWISE KNOWN AS ARTICLE 7-14 OT THE TOWN OF GILBERT MUNICIPAL CODE: CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS., SEE: GILBERT UNIFIED LAND DEVELOPMENT CODE APPENDIX.

ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

8433 East Cholla St., Suite 101  
Scottsdale, Arizona 85260  
P. (602) 265-0320 F. (602) 266-6619

EMAIL: timmcqueen@tjma.net



DR14-32

Attachment 3: Landscape Plan  
November 13, 2014

RETAIL BUILDING  
830 WEST WARNER ROAD  
NWC WEST COOPER & SOUTH WARNER ROADS  
GILBERT, AZ 85233

PROJECT NAME: LED V.  
DRAWN BY: LED V.  
CHECKED BY: JERE PLUNK  
ISSUE DATE: 9/17/2014

NO.	REVISION	DATE

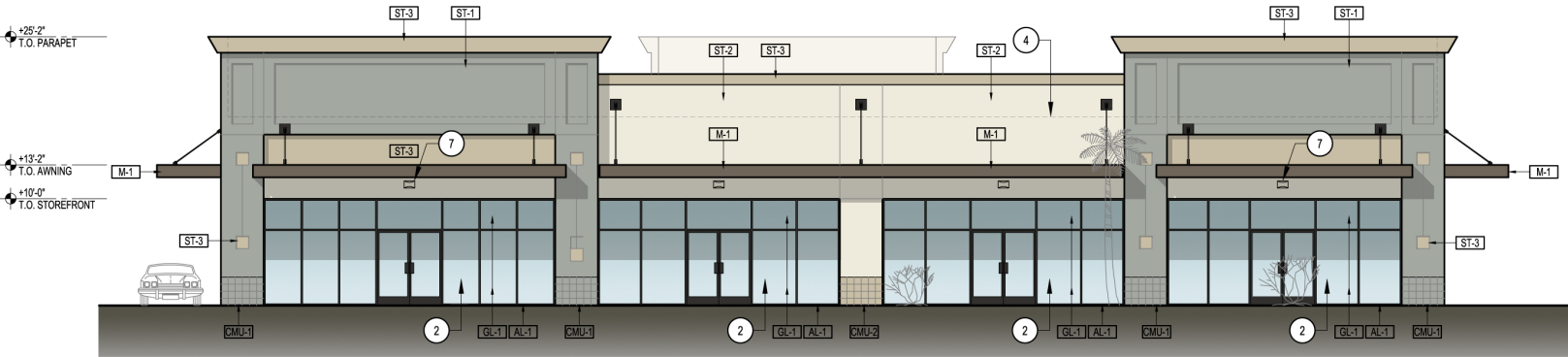
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LANDSCAPE PLAN



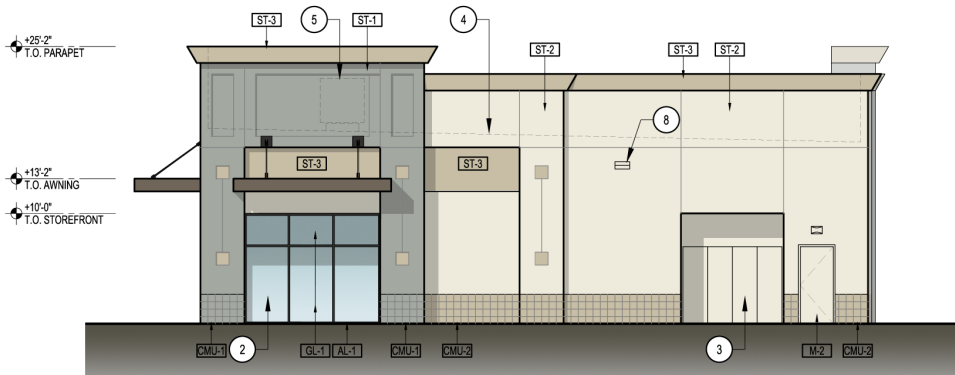
PROJECT NO:  
1486410-01

DRAWING NO:

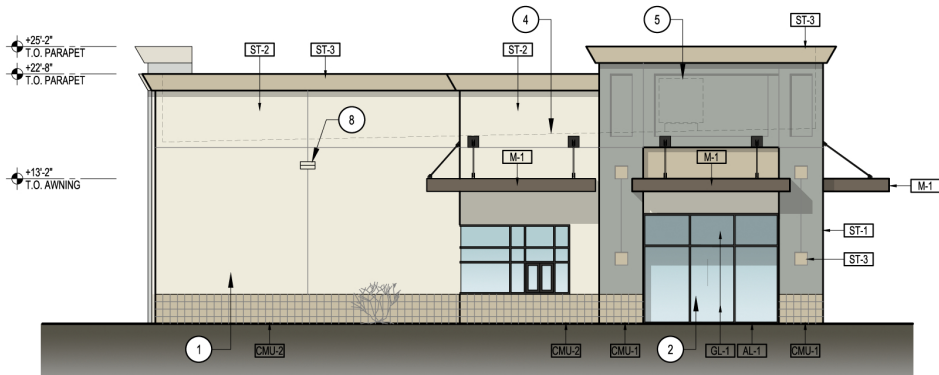
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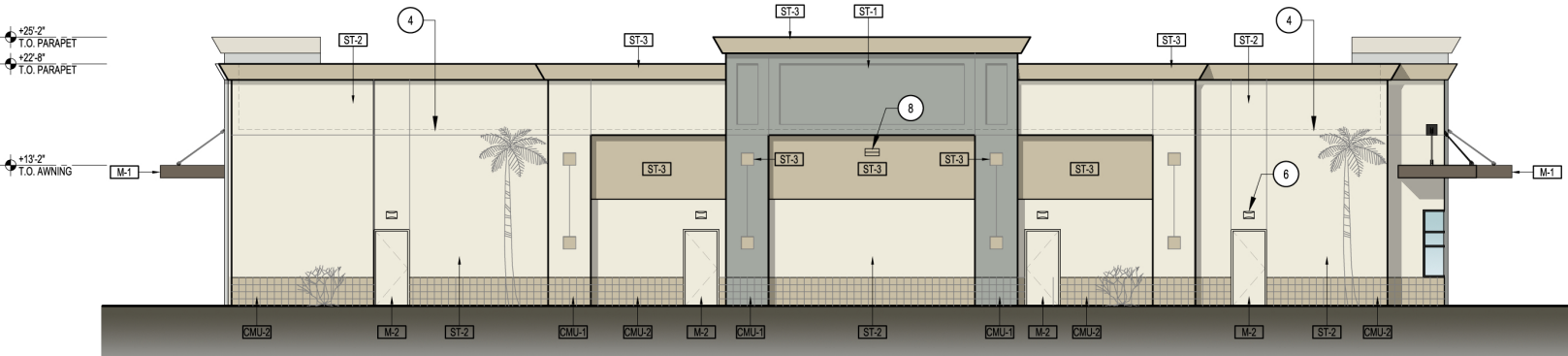
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- CMU-1** 8" X 2" X 16" SPLIT FACED AND SCORED CMU VENEER - COLOR: SHERWIN WILLIAMS 7059 "UNUSUAL GRAY"
- CMU-2** 8" X 2" X 16" SPLIT FACED AND SCORED CMU VENEER - COLOR: SHERWIN WILLIAMS 6149 "RELAXED KHAKI"
- ST-1** EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) - COLOR: SHERWIN WILLIAMS 7059 "UNUSUAL GRAY"
- ST-2** EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) - COLOR: SHERWIN WILLIAMS 7012 "CREAMY"
- ST-3** EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) - COLOR: SHERWIN WILLIAMS 6149 "RELAXED KHAKI"
- AL-1** ALUMINUM STOREFRONT / WINDOW WALL FRAMING SYSTEM WITH FACTORY APPLIED BRONZE ANODIZED FINISH
- GL-1** 1" INSULATED GLAZING - CLEAR VISION GLAZING
- M-1** METAL AWNING - COLOR: SHERWIN WILLIAMS 7026 "GRIFFIN"
- M-2** HOLLOW METAL DOOR & FRAME - COLOR: SHERWIN WILLIAMS 6149 "RELAXED KHAKI"

18 LEGEND

- 1 EXTERIOR INSULATION FINISH SYSTEM OVER WOOD STUD FRAMING
- 2 ALUMINUM FRAMED STOREFRONT WITH CLEAR VISION GLAZING
- 3 ELECTRICAL S.E.S. - PAINT FINISH - COLOR: SHERWIN WILLIAMS 7012 "CREAMY"
- 4 ROOF LINE BEYOND SHOWN DASHED
- 5 ROOF MOUNTED EQUIPMENT - EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS
- 6 EXTERIOR EMERGENCY LIGHT FIXTURE AT 8'-0" A.F.F.
- 7 EXTERIOR EMERGENCY LIGHT FIXTURE AT 11'-0" A.F.F.
- 8 EXTERIOR LIGHT FIXTURE (LITHONIA WST) AT 14'-0" A.F.F.

RETAIL BUILDING  
830 WEST WARNER ROAD  
NWC WEST COOPER & SOUTH WARNER ROADS  
GILBERT, AZ 85233

PROJECT MGR: LED V.  
DRAWN BY: LED V.  
CHECKED BY: JERE PLANK  
ISSUE DATE: 09/02/14

NO.	REVISION	DATE

SHEET TITLE:  
PRELIMINARY ELEVATIONS



PROJECT NO:  
1486410-01

DRAWING NO:

PA-05









## Adjacent Development – Architecture



West (outparcel): Brakes Plus



West: Bayshore Plaza



West: Bayshore Plaza



Detail

DRIVE-THROUGH LAINE ARE LOCATED AWAY FROM ADJOINING SINGLE-FAMILY AND MULTI-FAMILY DEVELOPMENTS. SPEAKERS AND MENU BOARDS ARE LOCATED SO THAT NOISE IS NOT DIRECTED TOWARD RESIDENTIAL USES AND INCORPORATE A SCREEN WALL AND LANDSCAPING TO MITIGATE NOISE.

THE NEW BUILDING IS CLOSE TO ARTERIAL INTERSECTIONS TO PROVIDE A STRONG VISUAL AND PEDESTRIAN RELATIONSHIP TO THE STREET WHILE TAKING IN TO ACCOUNT THE QUEUING REQUIREMENTS OF THE ULDC AND IN SECTION B.4.F. OF THESE GUIDELINES.

DRIVE-THROUGH LAINE, SERVICE FUNCTIONS ARE LOCATED AWAY FROM THE INTERSECTION OF ARTERIAL ROADWAYS.

PROJECT ENTRIES ARE DEFINED WITH ENTRY FEATURES.

WEATHER AND SUN PROTECTION, SUCH AS PERGOLAS, AWNINGS, CANOPIES, ETC. TO MITIGATE CLIMATIC AND SOIL CONDITIONS HAVE BEEN PROVIDED.

CONVENIENT PEDESTRIAN AND BICYCLE ACCESS TO ALL ADJACENT STREETS HAS BEEN INCORPORATED.

PEDESTRIAN FOUL POINTS HAVE ENHANCED PEDESTRIAN PAVING SUCH AS DECORATIVE SCORED CONCRETE, STAINED CONCRETE, EXPOSED AGGREGATE, INTEGRAL COLORED OR TEXTURED CONCRETE.

DESIGN MITIGATES PEDESTRIAN AND VEHICULAR CONFLICTS, WHERE PEDESTRIAN CIRCULATION PATHS CROSS OR INTERFERE WITH ROUTES, A CHANGE IN PAVING MATERIALS, TEXTURES OR COLORS TO EMPHASIZE THE CONFLICT POINT IS PROVIDED.

ACCESSIBLE PARKING SPACES ARE CONVENIENT TO BUILDING ENTRIES.

CONVENIENT PEDESTRIAN ACCESS TO OUTDOOR PARKING AREAS AND ADJOINING BUILDINGS HAS BEEN PROVIDED.

CONVENIENT BICYCLE PARKING HAS BEEN PROVIDED IN LOCATIONS THAT DO NOT INTERFERE WITH PEDESTRIAN CIRCULATION. THEY ARE DISPersed AND IN CONVENIENT AND VISIBLE AREAS. CONTINUATION OF PEDESTRIAN ACCESS HAS BEEN PROVIDED TO ADJACENT TO EXISTING OPEN SPACE.

OUTDOOR DINING AREA HAS BEEN PROVIDED. OUTDOOR DINING AND PEDESTRIAN AMENITIES ARE SEPARATED OR SCREENED FROM RESIDENTIAL AREAS AND FROM VEHICULAR TRAFFIC.

PEDESTRIAN AREAS ARE PROVIDED WITH DECORATIVE PAVING AND LANDSCAPE PLANTERS.

PEDESTRIAN AREAS INCORPORATE A MIX OF CANOPIES IN COMBINATION WITH CANOPY SHADE TREES.

EXISTING SPECIAL PAVING TREATMENTS AT SITE ENTRANCES ARE TO REMAIN.

DRIVEWAY CURB ON OUTER STREETS ARE EXISTING TO REMAIN. VEHICULAR CROSS-ACCESS EASEMENTS AND DRIVEWAYS INCORPORATES FROM ADJACENT COMMERCIAL BUILDINGS ARE EXISTING TO REMAIN.

VEHICULAR DRIVE-THROUGH LAINE INCORPORATES ADEQUATE STACKING FOR THE INTENDED USE, EXISTING PARKING AND UTILITY SCREEN WALLS ARE TO REMAIN.

THE NEW TRASH ENCLOSURE IS TO HAVE DECORATIVE MASONRY WALLS AND SIGHT-TIGHT GATES TO MATCH DESIGN FEATURES OF THE COMMERCIAL DEVELOPMENT.

THE TRASH ENCLOSURE, SERVICE AND LOADING AREA IS AWAY FROM SINGLE-FAMILY RESIDENTIAL USES. PROJECT ENTRANCES AND MAJOR CIRCULATION ABLES.

EXISTING LIGHT POLES IN LANDSCAPED AREAS ARE TO REMAIN.

SERVICE ELECTRICAL SYSTEM (S.E.S.) PANELS ARE RECESSED INTO THE BUILDING ELEVATION AND SCREENED WITH DOORS, MATERIALS AND COLORS MATCH THE MAIN DEVELOPMENT AND EQUAL TO OR EXCEEDING THE HEIGHT OF THE S.E.S. PANEL.

GROUND-MOUNTED UTILITY TRANSFORMER DOES NOT CONFLICT WITH PROMINENT SITE VIEWS AND IS SCREENED FROM MAJOR STREETS AND PUBLIC AREAS.

GROUND-MOUNTED UTILITY TRANSFORMER IS LEVEL AND AT THE GRADE OF THE SURROUNDING AREA. FINISH OR PAINT ALL EXTERIOR METAL TO MATCH APPROVED PROJECT COLORS.

EXISTING CENTRAL FREESTANDING PYLON SIGNAGE IS TO REMAIN.

EXISTING BUILDING SIGNAGE SHALL BE PROPORTIONAL TO THE SCALE OF THE TENANT FACADE. ALL BUILDING AND FREESTANDING SIGNS WILL BE DESIGNED TO FURTHER THE DESIGN THEME OF THE BUILDING AND BE CONSISTENT WITH ANY SIGN PACKAGE.

PROMINENT COLOR BANDS, PAINTED CANOPIES, AND AWNINGS COMPLEMENT AND DO NOT DOMINATE THE ARCHITECTURAL THEME OF THE BUILDING.

THE PROJECT LANDSCAPE THEME COMPLEMENTS AND ENHANCES THE PROJECT ARCHITECTURE.

EXISTING STREET FRONTAGE LANDSCAPING IS TO REMAIN AND IS CONSISTENT WITH THE ADOPTED STREETSCAPE DISTRICTS AND GENERAL PLAN CHARACTER AREAS.

CUTTING ARTISTS' STREET INTERIOR FRONTAGE HARDSCAPE FEATURES ARE TO REMAIN.

FOUNDATION AND/OR ACENT PLANTINGS, INCLUDING TREES, ARE LOCATED AROUND THE BUILDING TO ACCENTUATE OR SCREEN BUILDING FEATURES.

LUSH BUT LOW WATER CONSUMPTION GROUND COVER IN AREAS NEAR PEDESTRIAN AMENITIES AND PROMINENT ENTRANCE FEATURES ARE INCORPORATED.

IN HIGHLY VISIBLE AREAS, TALLER AND LARGER CALIPER TREES ARE USED. PREDOMINATELY DECIDUOUS TREES TO SHADE WESTERN, SOUTHERN AND SOUTHWESTERN EXPOSURES IN THE SUMMER ARE USED. A MIXTURE OF DECIDUOUS AND EVERGREEN TREES ARE USED. RESTAURANT MENU BOARDS ARE LOCATED AWAY FROM ADJACENT PUBLIC RIGHTS-OF-WAY AND OFF-SITE USES. LANDSCAPING PLANS ARE COORDINATED WITH ABOVE AND BELOW GROUND UTILITY LOCATION NEEDS. AUTO INTENSE DRIVE THROUGH LANE IS SCREENED FROM STREETS AND MAJOR PUBLIC USE AREAS WITH A 3-FOOT DENISE VEGETATIVE BUFFER. EXISTING PARKING AND DRIVEWAY LIGHT POLES ARE TO REMAIN. DECORATIVE WALL-MOUNTED SCONES ARE USED ON ELEVATIONS. THE BUILDING MASS HAS BEEN BROKEN INTO SMALLER ELEMENTS, CONSISTENT WITH THE PROPORTIONS OF THE ARCHITECTURAL STYLE SELECTED AND SURROUNDING USES. REDUCTION OF BUILDING MASS HAS BEEN ACHIEVED BY USING A COMBINATION OF THE FOLLOWING TECHNIQUES:

VARIATION IN THE ROOFTOPS AND FORM.  
 USE OF VERTICAL ELEMENTS ON OR IN FRONT OF EXPANSIVE BLANK WALLS.  
 USE OF PRONOUNCED WALL PLANE OFFSETS AND PROJECTIONS.  
 USE OF FOCAL POINTS AND VERTICAL ACCENTS.  
 INCLUSION OF WINDOWS ON ELEVATIONS FACING STREETS AND PEDESTRIAN AREAS.  
 NOT OVERLOOKING A CLEAR DISTANCE FROM THE BODY AND BASE OF A BUILDING.  
 ARTICULATED FACADES ARE USED TO PROVIDE A VISUAL EFFECT THAT IS CONSISTENT WITH THE COMMUNITY'S CHARACTER AND SCALE.  
 ALL FACADES, INCLUDING BACK AND SIDE ELEVATIONS OF THE NEW BUILDING VISIBLE FROM PUBLIC VIEW OR ADJACENT TO RESIDENTIAL AREAS, ARE ARCHITECTURALLY TREATED AND RELATE TO BUT NOT OVERLOOK THE NEIGHBORHOOD.  
 ELEVATIONS GENERALLY VISIBLE FROM PUBLIC VIEW REFLECT THE OVERALL DESIGN, COLORS AND TEXTURES USED ON THE FRONT FACADE.  
 BUILDING ELEVATIONS INCORPORATE ARCHITECTURAL FEATURES AND PATTERNS THAT INCLUDE A PEDESTRIAN SCALE.  
 ARCHITECTURAL FEATURES, SCREEN WALLS, LANDSCAPING AND CANOPIES INTEGRATE THE DRIVE-THROUGH INTO THE OVERALL BUILDING DESIGN.  
 ALL ROOF MOUNTED MECHANICAL EQUIPMENT IS SCREENED BY PARAPET WALLS.  
 ROOF DRAINS ARE WITHIN THE BUILDING STRUCTURE EXCEPT AT GRADE DISCHARGE.  
 COLOR CHANGES ARE RECOGNIZABLE BUT NOT DISRUPTIVE TO THE BUILDING FACADE.  
 EXTERIOR BUILDING WALLS HAVE TEXTURE CHANGE AND MATERIAL CHANGE.  
 ARCHITECTURAL VARIETY AND INTEREST THROUGH A CHANGE IN PLANE, OFFSETS, REVEALS, ARE INCORPORATED WITH WALL PLANE PROJECTIONS OR RECESSES.  
 WALL ELEVATIONS TERMINATE AT LOGICAL POINTS SUCH AS A COLUMN OR TOWER ELEVEMENTS.  
 SERVICE ENTRANCE DOORS ARE INTEGRATED INTO THE ARCHITECTURE OF PUBLICLY VISIBLE ELEVATIONS.

VARIATIONS IN ROOFLINES AND PARAPETS ARE USED TO REDUCE THE SCALE OF THE BUILDING. PARAPETS FOR CONCEALING FLAT ROOFS ARE FEATURE THREE DIMENSIONAL CORNICE TREATMENTS WHEN AT THE ENDS OR CORNERS OF THE BUILDING.

THE PREDOMINANT EXTERIOR BUILDING MATERIALS ARE OF HIGH QUALITY AND DURABLE.

THE PREDOMINANT EXTERIOR BUILDING MATERIALS DO NOT INCLUDE THE FOLLOWING:

- UNTEXTURED TILT-UP CONCRETE PANELS,
- PRE-FABRICATED STEEL PANELS,
- CORRUGATED METAL,
- ASPHALT SHINGLE ROOFS, EXCEPT FOR PERIOD ARCHITECTURE,
- HIGHLY REFLECTIVE GLASS,
- WOOD,

THE PREDOMINANT FACADE COLORS SHOULD HAVE LOW REFLECTIVITY CHARACTERISTICS, AND RESPECT THE DIVERSITY OF COLOR IN THE SOUTHWEST.

THE BUILDING TRIM AND ACCENT AREAS FEATURE DIFFERENT BUILDING MATERIALS AND DIFFERENT COLORS THAN THE BUILDING FACE COLOR, INCLUDING USE OF PRIMARY COLORS AND THEY ARE COMPATIBLE WITH THE ARCHITECTURAL DESIGN.

THE BUILDING HAS CLEARLY DEFINED CUSTOMER ENTRANCES INCORPORATING CANOPIES.

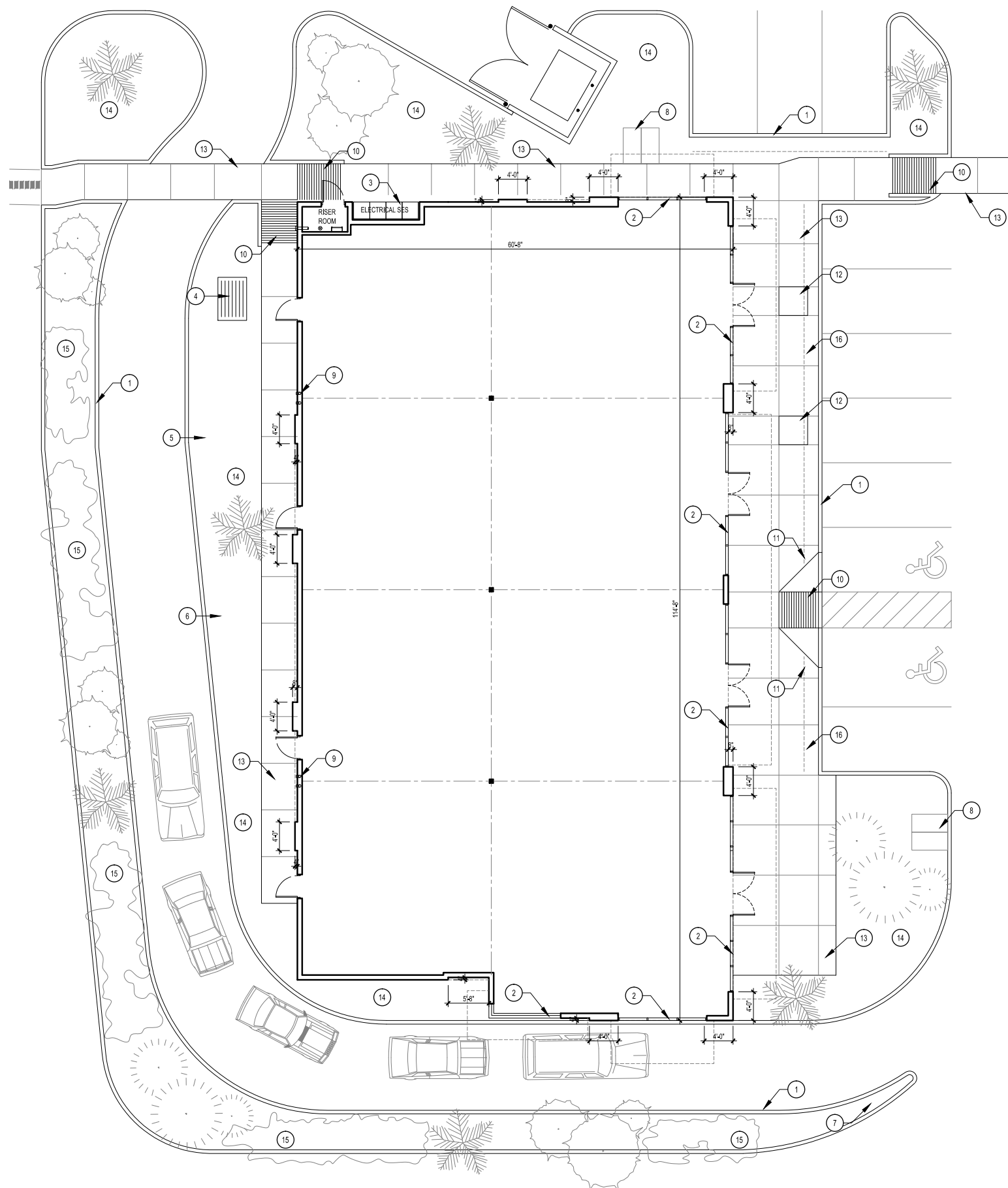
THE BUILDING SHOULD REFLECT THE DESIGNER'S INTENTION TO BE AN INTEGRAL PART OF THE BUILDING ARCHITECTURE, THE FORMS, COLORS, TEXTURES AND MATERIALS USED ON THE MAIN BUILDING ARE APPLIED TO ALL SIDES OF THE TRASH ENCLOSURE.

THE BUILDING HAS BEEN ORIENTED FOR MINIMUM SOLAR GAIN, REFLECTIVITY AND GLARE.

ENTRIES AND WINDOWS HAVE ARCHITECTURAL SHADING DEVICES AND LANDSCAPING TO MINIMIZE COOLING LOSSES.

USE ENERGY EFFICIENT MATERIALS IN DOORS AND WINDOWS WILL BE USED.

USE ENERGY EFFICIENT LIGHTING WILL BE USED.



SCALE: 1/8" = 1'-0"

## C



- 1 CONCRETE CURBING 6" HIGH - SEE SITE PLAN
- 2 ALUMINUM FRAMED STOREFRONT WITH CLEAR VISION GLAZING
- 3 ELECTRICAL S.E.S. - PAINT FINISH -  
COLOR: SHERWIN WILLIAMS 7012 "CREAMY"
- 4 ELECTRICAL TRANSFORMER
- 5 ELECTRONIC MENU BOARD
- 6 ELECTRONIC ORDER BOARD
- 7 "LEFT TURN ONLY" SIGN
- 8 BICYCLE PARKING RACK FOR 2 BICYCLES
- 9 ROOF DRAIN AND OVERFLOW WITHIN EXTERIOR WALL -  
DISCHARGE AT 12" ABOVE GRADE
- 10 CURB RAMP 1 : 12 MAXIMUM SLOPE
- 11 POST MOUNTED A.D.A. RESERVED PARKING SIGN
- 12 48" X 48" PLANTER - SEE LANDSCAPING PLANS
- 13 SCORED CONCRETE SIDEWALK / PAVING
- 14 LANDSCAPING - SEE LANDSCAPING PLANS
- 15 EVERGREEN LANDSCAPING SCREEN - SEE LANDSCAPING PLANS
- 16 PARKING CURB OVERHANG 30" MAXIMUM

## 24 KEYNOTES



**ARCHICON**  
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**RETAIL BUILDING**  
830 WEST WARNER ROAD  
NNWC SOUTH COOPER & WEST WARNER ROADS  
GILBERT, AZ 85233

PROJECT MGR: JEFF KOSKI  
 BY: LEO V.  
 CHECKED BY: JERE PLANICK  
 DATE: 10/20/2014

REVISION	DATE

SHEET TITLE:  
PRELIMINARY FLOOR PLAN



EXPIRES: 12/31/2015

PROJECT NO:  
486410-01

DRAWING NO:

PA-04



# RETAIL BUILDING TYPE X-1 LIGHT FIXTURE DARK BRONZE

DR14-32  
Attachment 6: Lighting  
November 13, 2014  
*Indoor/Outdoor Emergency Lighting Unit*

## FEATURES

### Application

The PG is an indoor/outdoor, die-cast architectural emergency unit. It is a wet location listed, emergency luminaire with high-output LED technology that provides path of egress illumination for mounting over entrance/exit ways and perimeter walkways. Spectron® self-testing/self-diagnostic electronics are included standard. A battery heater for cold temperature operation is available as an option.

### Construction

Housing and mounting plate are constructed of 0.125" die-cast aluminum and 0.125" closed-cell, medium density, neoprene gasket. The acrylic lens allows 92% light transmission. The reflector is electro-polished aluminum with 95% reflectance. Housing finish is powder coated electro-deposition paint available in four colors: dark bronze, white, platinum silver and black.

### Installation

Universal housing knockouts for mounting to standard 31/2" and 4" octagon and 4" square electrical boxes. A 1/2" - 1/4 NPT threaded conduit opening is provided at the top of the housing and sealed with a closure plug. The back plate mounts to the wall surface using installer supplied hardware. The housing "snaps" to the back plate by a "pin and socket" arrangement, and is secured with two Fillister head screws. AC Lockout feature prevents battery discharge prior to initial unit power-up saving installation time.

### Lamps

Four high-output, long life LED lamps arranged in redundant pairs.

### Compliances

UL 924 Listed (emergency models only)  
UL Wet Location Listed  
NFPA 101 Life Safety Code  
NFPA 70 National Electrical Code  
OSHA  
U.S. Patent No. D627,916.

### Warranty

Three-years full for unit, electronics and battery.

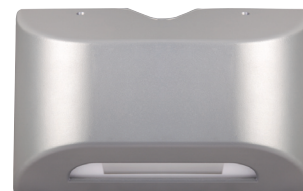
Catalog Number	
Comments	Type



White



Dark Bronze



Platinum Silver



Black

## ORDERING GUIDE

PG	W	-	HTR
Series	Finish		Options
	<b>W</b> White <b>Z</b> Dark Bronze <b>P</b> Platinum Silver <b>B</b> Black		<b>HTR</b> Battery Heater (Add Suffix to Model)

Reference "Remote Heads and Fixtures" specification sheet for information on matching PG remote



PGR Remote LED



Hubbell Lighting, Inc.

**PG**

## Indoor/Outdoor Emergency Lighting Unit

### SPECIFICATIONS

#### Electronics

Upon failure of the normal utility power, a solid-state transfer switch automatically activates the emergency lamp. Upon resumption of the normal utility power, the battery is disconnected from the load and recharged through a solid-state charging unit. A low voltage battery disconnect feature protects the battery from severe damage during prolonged power failures. Spectron® self-testing/self-diagnostic circuitry provides automatic system testing on a monthly and semi-annual basis. Manual testing is available at any time using the push-to-test button: push once for a 60-second system test; push twice for a 90-minute system test.

Number of Lamps: Four high output LEDs

Lamp Configuration: Two sets of 2 LEDs provide illumination. In the unlikely event that any single LED should fail the remaining LEDs will continue to function.

Lamp Type: Solid state high output LEDs

Lamp Color: Cool White, 6350K

Total Lamp Output: 405 Lumens

Input: 120/277VAC, 60 Hz

Battery Charger: Temperature compensating, constant current

Transfer: Solid state

Functional Circuitry: AC lockout, transformer isolation, transient surge protection, low voltage battery disconnect, brownout detection, time delay retransfer

Battery Recharge Cycle: per UL time standards

Test Means: Integral test switch

Battery: Sealed, maintenance-free Nickel-Cadmium

Operating Temperature Range for Models without Heater:

0°C to 50°C (32°F to 122°F)

Operating Temperature Range for Models with Heater:

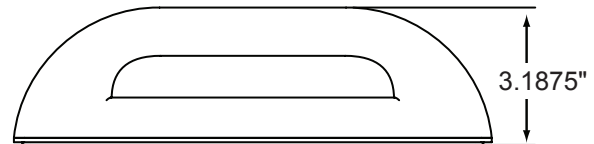
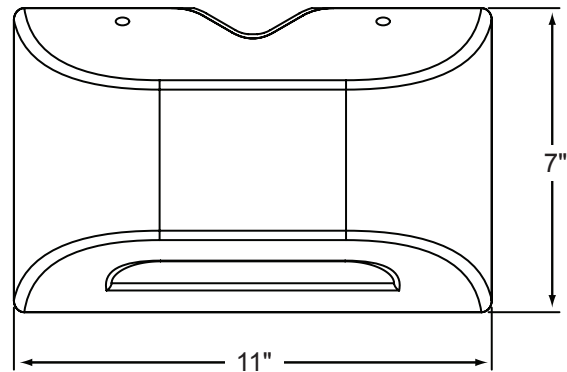
-30°C to 50°C (-22°F to 122°F)

#### Power Consumption

Models Without Heater		Models With Heater	
120VAC	2.78 watts	120VAC	15.2 watts
277VAC	2.88 watts	277VAC	15.7 watts

Power factor, average: 0.8 (lagging)

### DIMENSIONS



### ILLUMINATION PATTERN

#### SINGLE UNIT COVERAGE

Mounting Height: 9'

Outdoor Reflectance: 0/30/10

Indoor Reflectance: 80/50/20



	Indoor	Outdoor
1 FC Average (W x D)	33' X 10'	27' X 10'
1 FC Minimum (W x D)	10' X 10'	9' X 10'

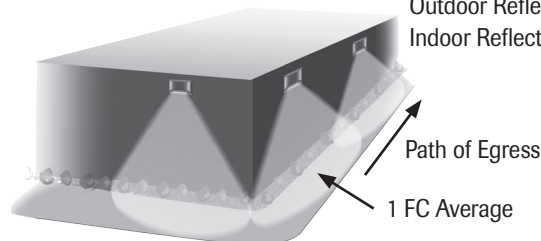
#### MULTIPLE UNIT SPACING

Mounting Height: 9'

Illuminated Path Depth: 6'

Outdoor Reflectance: 30/10

Indoor Reflectance: 80/50/20



	Indoor	Outdoor
1 FC Average	44'	33'
1 FC Minimum	16'	15'

Dual-Lite • [www.dual-lite.com](http://www.dual-lite.com)

A Hubbell Lighting, Inc. brand with representatives' offices in principal cities throughout North America.

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Hubbell Lighting, Inc.

0603387 F 05/11



## FEATURES & SPECIFICATIONS

**INTENDED USE** — For building- and wall-mounted applications.

**CONSTRUCTION** — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has a 1/8" thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone.

**OPTICS** — Segmented reflectors for superior uniformity and control. Medium throw (MD) full cutoff distribution available.

**ELECTRICAL** — Ballast: Class P, multi-volt electronic, high power factor, <10%THD, with starting temperature of 0°F (-18°C).

Socket: High temperature thermoplastic with an integral lamp retention clip.

Finish: Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder finish. Additional architectural colors are available. Striping is also available.

**INSTALLATION** — Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each installation.

**LISTINGS** — UL Listed (standard). CSA Certified (see Options). Suitable for wet locations (damp location listed in lens-up orientation). WLU option offers wet location listing in up orientation (see Options). IP65 Rated. 25°C ambient. ELED: U.S. Patent No. 7,737,640.

**WARRANTY** — 1-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

### Decorative Wall-Mounted Lighting

# WST

COMPACT FLUORESCENT:  
26W DTT  
26W-42W TRT



#### Specifications

Length: 16-1/4 (41.2)

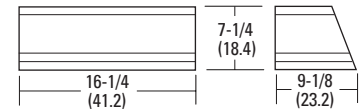
Depth: 9-1/8 (23.2)

Overall Height: 7-1/4 (18.4)

\*Weight: 30 lbs (13.6 kg)

All dimensions are inches (centimeters) unless otherwise indicated.

\*Weight as configured in example below.



Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

### ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

**Example: WST 42TRT MD 120 LPI**

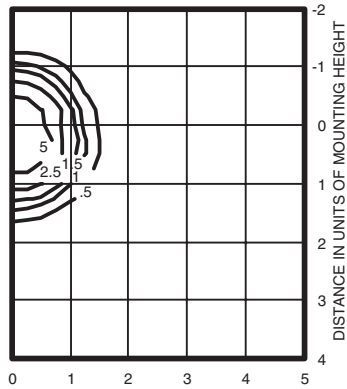
WST	MD					
Series	Wattage	Distribution	Voltage	Ballast	Mounting	Options
<b>WST</b>	26DTT 2/26DTT 26TRT 2/26TRT 32TRT 2/32TRT <b>42TRT</b> <b>2/42TRT</b>	<b>MD</b> Medium throw	<b>120</b> <b>277</b> <b>347</b> <b>MVOLT<sup>1</sup></b>	<b>(blank)</b> Electronic 0° F	<b>(blank)</b> Surface mount <i>Shipped separately<sup>2</sup></i> BBW Surface mount back box UT5 Uptilt 5 degrees	<i>Shipped installed in fixture</i> DC12 Emergency circuit 12-volt (35W lamp included) <sup>3</sup> 2DC12 Emergency circuit 12-volt (two 35W lamps included) <sup>3</sup> DC2012 Emergency circuit 12-volt (20W lamp included) <sup>3</sup> 2DC2012 Emergency circuit 12-volt (two 20W lamps included) <sup>3</sup> DFL Diffusing lens

Options (continued)						Finish <sup>13</sup>	Lamp <sup>15</sup>
EC	Emergency circuit <sup>4</sup>		GMF	Internal slow-blow fusing <sup>5</sup>	<i>Shipped separately<sup>13</sup></i>	<b>(blank)</b> Dark bronze, textured	<b>LPI</b> Lamp included
<b>ELDW</b>	Emergency battery pack (32° min. operating temp) <sup>5,6,7</sup>		<b>PE</b>	Photoelectric cell-button type <sup>12</sup>	WG Wire guard	DSST Sandstone, textured	<b>L/LP</b> Less lamp
ELDWC	Emergency battery pack (0° min. operating temp) <sup>5,6,7,8</sup>				VG Vandal guard	<b>DNAT</b> Natural aluminum, textured	
ELDWR	Fixture wired ready for Bodine® B30 battery pack (battery pack not included; 32° min. operating temp) <sup>5</sup>		WLU	Wet location door for up orientation		<b>DWHG</b> White, textured	
ELDWRPS	Fixture wired ready for PS1400 or PSDL remote battery pack (battery pack not included; 32° min. operating temp) <sup>5,9</sup>		<b>CSA</b>	CSA certified		<b>DBLB</b> Black, textured	
ELED	Emergency LED secondary source battery pack with time delay (-4°F min. operating temperature) <sup>10,11</sup>		NOM	NOM certified		CRT Non-stick protective coating <sup>14</sup>	
2ELED	Emergency LED secondary source (two modules) battery pack with time delay (-4°F min. operating temperature) <sup>10,11</sup>					<i>Super Durable Finishes</i>	
						DDBXD Dark bronze	
						DBLXD Black	
						DNAXD Natural aluminum	
						DWHXD White	
						DDBTXD Textured dark bronze	
						DBLBXD Textured black	
						DNATXD Textured natural aluminum	
						DWHGXD Textured white	

# WST Fluorescent Wall Mounted

## WST 2/42TRT MD TEST NO: LTL11108

ISOILLUMINANCE PLOT (Footcandle)



2/42TRT lamp, horizontal lamp orientation  
Footcandle values based on 12'  
mounting height, 3200 rated lumens (per lamp).  
Luminaire Efficiency: 49.6%

Emergency Option Lamp Compatibility					
Lamp	Initial lumens	Mounting height			
		10'	12'	14'	16'
<b>Compact Fluorescent</b>					
<b>42W TRT</b>	3,200	0.72	0.50	0.37	0.28
<b>(2) 42W TRT</b>	6,400	1.44	1.0	0.73	0.53

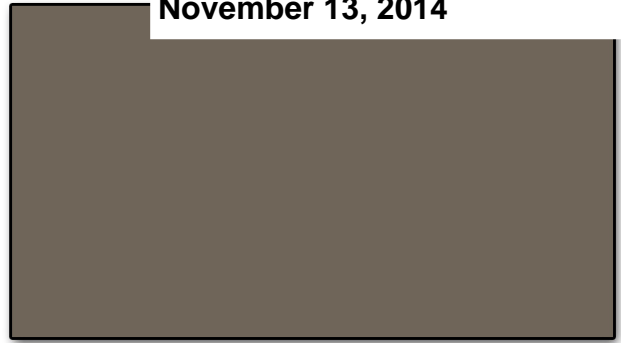
Emergency Option Lamp Compatibility											
Lamp options # of lamps/wattage	DC12	2DC12	DC2012	2DC2012	EC	ELED	2ELED	ELDW	ELDWC	ELDWR	ELDWRPS
26DTT (1 lamp)	■	■	■	■	■	■	■	■	■	■	■
2/26DTT	■	■	■	■	■	■	■	■	■	■	■
26TRT (1 lamp)	■	■	■	■	■	■	■	■	■	■	■
2/26TRT	■	■	■	■	■	■	■	■	■	■	■
32TRT (1 lamp)	■	■	■	■	■	■	■	■	■	■	■
2/32TRT	■	■	■	■	■	■	■	■	■	■	■
42TRT (1 lamp)	■	■	■	■	■	■	■	■	■	■	■
2/42TRT	■	■	■	■	■	■	■	■	■	■	■

### Notes

- Multi-volt electronic ballast capable of operating on any line voltage from 120-277V.
- May be ordered as an accessory. Prefix with "WS". Must specify finish.
- Not available with GMF, EC, ELDWs.
- Maximum allowable wattage lamp included.
- Not available with MVOLT; must specify voltage. ELDW and ELDWC with compact fluorescent do not satisfy North Carolina code criteria for state owned buildings per 2012 NC Building Code: 1006.3 and 1006.4.
- Not available with 2/32TRT or 2/42TRT
- Not available with DCs or EC.
- Not available with 2/26DTT or 2/26TRT.
- Not available with 2/42TRT.
- Not available with EC, DCs OR ELDWs.
- Must specify 120V or 277V.
- Must be ordered with fixture; cannot be field installed.
- See [www.lithonia.com/archcolors](http://www.lithonia.com/archcolors) for additional color options.
- Black finish only.
- Must be specified (35K lamp with LPI).



ST-2: STUCCO PAINTED  
COLOR: SW7012 'CREAMY'



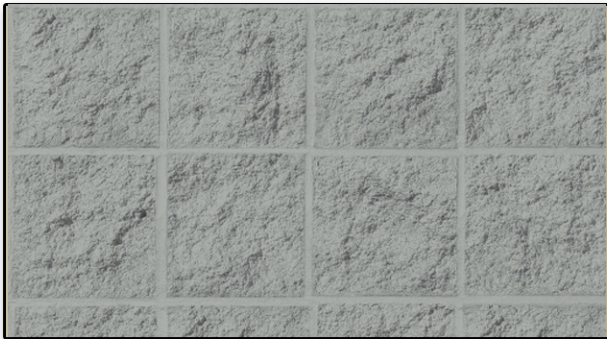
M-1: - METAL AWNING  
COLOR: SW7026 'GRIFFIN'



ST-1: STUCCO PAINTED  
COLOR: SW7059 'UNUSUAL GRAY'



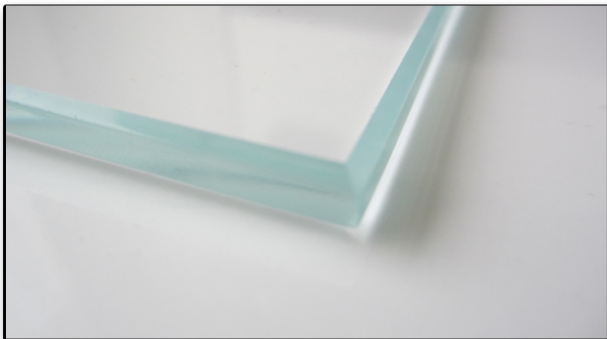
ST-3: STUCCO PAINTED  
COLOR: SW 6149 'RELAXED KHAKI'



CMU-1: SPLIT FACE CMU PAINTED  
COLOR: SW7059 'UNUSUAL GRAY'



CMU-2: - SPLIT FACE CMU PAINTED  
COLOR: SW6149 'RELAXED KHAKI'



GL-1: CLEAR VISION GLAZING



AL-1: ALUMINUM STOREFRONT  
APPLIED BRONZE ANODIZED FINISH